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**From:** Tod Hickman <tod@building43winery.com>  
**Sent:** Tuesday, April 21, 2026 11:59 AM  
**To:** City Clerk; Lara Weisiger  
**Cc:** Estela Villagrana; Shelby S  
**Subject:** [EXTERNAL] Item 7B public comment for 4/21 CC meeting Radium Project Violations  
**Attachments:** Lyman Tai email about views.pdf

City Clerk,

Please include this email, along with the attached 4-20-26 attached email from Ms. Sheehan, and attached pdf, as my public comment for Item 7B tonight.

All of the issues raised here by Ms. Sheehan appear to be factual and correct.

The potential violations of Law appear to be numerous.

Mr. Bollers role on City Council while working in the DA's office is of utmost concern and continues to appear to be a gross conflict of interest.

Respectfully,

Tod Hickman  
Alameda NAS Historic Preservation Coalition

----- Forwarded message -----

From: **Shelby S** <[sheehan.shelby@gmail.com](mailto:sheehan.shelby@gmail.com)>  
Date: Mon, Apr 20, 2026 at 11:50 AM  
Subject: Item 7B public comment for 4/21 CC meeting Radium Project Violations  
To: City Clerk <[clerk@alamedaca.gov](mailto:clerk@alamedaca.gov)>

## **PROJECT-SPECIFIC SUMMARY OF VIOLATIONS (RADIUM PROJECT)**

The proposed Radium project conflicts with the governing land use framework applicable to the Historic Hangars and Taxiway area in the following fundamental ways:

- Introduces new building mass within protected view corridors, contrary to zoning, Precise Plan, and Historic District requirements
- Alters character-defining spatial relationships, including open taxiway conditions and panoramic waterfront views
- Obstructs visual access to the Seaplane Lagoon and Bay, impairing public trust interests
- Conflicts with the Program EIR baseline, which identifies unobstructed taxiways and open vistas as defining features

- Relies on streamlined or exempt CEQA review despite acknowledged alteration of historic resource characteristics
- Seeks approval through mechanisms that are inconsistent with the Waterfront Plan and governing zoning framework

These violations are not discretionary or subjective. They directly conflict with binding land use regulations that control whether a project may be lawfully approved at this location.

See Sections 1–4 below for the governing legal framework establishing these requirements.

Additionally, according to Erich Miller, of BCDC: The project may fall within the area subject to BCDC Permit No. 2017.001.00, and they will be we will be reaching out to the permittees to remind them of their obligations for public access and view corridors under the permit.

Shelby S <[sheehan.shelby@gmail.com](mailto:sheehan.shelby@gmail.com)>

to City



**NON-AGENDA PUBLIC COMMENT**

This comment is meant to assist city council in performing their duty to approve project in compliance with the law, focusing on the Seaplane Lagoon and Hangars Row area.

**1. CITY COUNCIL’S APPROVAL AUTHORITY IS LIMITED BY LAW**

City Council may lawfully approve a project only if it complies with the City’s binding zoning code, adopted land use plans, CEQA (Pub. Res. Code § 21000 et seq.), and applicable state and federal law. Where a project conflicts with those governing laws, the City lacks authority to approve it, and any such approval is subject to judicial invalidation as an abuse of discretion and a de novo violation of the law.

Where a project is approved without a valid CEQA determination or in violation of CEQA’s procedural requirements, the approval is legally defective and cannot confer vested rights.

Where compliance is represented despite known conflicts with governing law, such representations may implicate fraud or other violations under applicable law.

**2. THE ZONING CODE CARRIES THE FULL FORCE OF LAW**

Alameda Municipal Code § 30-4.24 applies to all properties within the Alameda Point Zoning District (§ 30-4.24(b)).

The zoning code establishes the land use regulations that determine what uses are permitted at specific locations and whether a project may be lawfully approved.

Within the Historic Hangars and Taxiway area, project approval is contingent on compliance with:

- the Waterfront and Town Center Precise Plan (§ 30-4.24(b)(2))
- the Historic Preservation Ordinance and NAS Alameda Historic District Guidelines (§ 30-4.24(b)(5); AMC ch. 13-21)
- Public Trust and waterfront requirements (§ 30-4.24)
- the Alameda Point Program EIR and its Mitigation Monitoring and Reporting Program (§ 30-4.24(e))

The zoning code and the General Plan operate together as a unified framework, with the zoning code implementing the General Plan’s land use policies as they apply to specific locations.

Only projects consistent with these governing requirements may be lawfully approved at this location.

As shown below the City's own Planning Director, Allen Tai, and the governing plans confirm the City must comply with these requirements.

### **3. ALLEN TAI, AICP, AND CITY PLANNING DEPT DIRECTOR CONFIRMS ACCESS OF THE WATERFRONT AND VIEWS ARE PROTECTED**

(See Email from Allen Tai, AICP, Planning Director May 2023, attached)

In May 2023, the City's Planning Director, Allen Tai, AICP, responded to internal inquiries regarding how the City applies the Historic District and waterfront standards—particularly view corridors and spatial relationships in the Hangars and Taxiway area.

His statements reflect the City's own interpretation of the governing zoning code, Precise Plan, and Historic Preservation framework from the City's highest Planning Department authority. In the email he clearly states that new buildings blocking views and access to the waterfront are not allowed.

- “The character-defining features of the base include .... strong vistas and view corridors both internal to the site and offsite to the surrounding water and skyline.”
- “The preservation of these view corridors is achieved by preventing new buildings from being constructed within the view corridors themselves.”
- “... the view corridors themselves are protected from new construction of buildings...”
- “the spaces between the buildings can be utilized in ways that are compatible with the historic use of the area...”; and such uses must result in “minimal alterations to the distinctive spatial relationships...”

These statements confirm:

- preservation is achieved by protecting view corridors and spatial relationships
- new buildings are not permitted within protected view corridors
- spaces between buildings are limited to compatible uses involving only minimal alteration

### **4. GOVERNING PLANS, ORDINANCES, AND ENVIRONMENTAL STANDARDS**

This section pulls a multitude of exact excerpts with page numbers from the governing land use framework and provides that can be used checklist for reference while reviewing any projects in the Seaplane Lagoon Area.

Where a project violates these standards, the City cannot approve the project without undergoing further CEQA review and analysis of a “No Project Alternative”

#### **Waterfront and Town Center Precise Plan**

- “Alameda Point and the Seaplane Lagoon provide opportunities for multiple dramatic waterfront parks with remarkable views that are truly unique to this location.” (p. 85)
- “...the Taxiway Sub-area provides infill development compatible with the NAS Alameda Historic District and features a distinctive waterfront park as a regional attraction.” (p. 10)
- “Redevelopment within this zone is controlled to preserve character-defining view corridors and to relate to the massing and spacing of the historic Hangar structures.” (p. 29)
- “the provision of a public plaza a minimum of 1 acre in size that extends from Pan Am Way to the waterfront, with a minimum width of 150” (p. 102)

- Seaplane Plaza is described as an “open space hub that affords a dramatic view and invitation to the Seaplane Lagoon...” (p. 91)

**Alameda Point Program EIR**

- “...flat uninterrupted concrete taxiways with no roads, buildings, or landscaping...” (p. 4.D-35)
- “...open vistas that are character-defining features...” (p. 4.D-35)
- “...obstruction by new construction would have a significant adverse effect...” (p. 4.D-35)

**Historic Preservation Ordinance and District Framework**

- “paved open spaces without obstructions; orthogonal layout...panoramic views...spatial relationships...protected view corridors”
- Hangars edges dominate the spatial relationships in this area
- Certificate of Approval required (AMC § 13-21.5).

***Where the Certificate admits the Project “alters” character-defining features, further environmental review for impacts to historic resources is automatically triggered.***

**Public Trust and Waterfront Obligations**

- California Constitution Article X, Section 4
- Public Trust Exchange Act
- Individual or commercial privatization of shoreline access is prohibited
- The waterfront is held in trust for the public and must remain accessible and usable for public purposes.
- Requires protection of both physical and visual access to the water, including open views and public vantage points along the waterfront.

**BCDC and Bay Plan / McAteer-Petris Act**

- McAteer-Petris Act (Gov. Code § 66600 et seq.)
- BCDC jurisdiction extends to shoreline areas and adjacent uplands where necessary to protect public access and Bay resources
- Mandated protection of existing and historic access to waterfront from new buildings
- The City must comply with BCDC permit requirements for this area.
- Has authority to review project compliance with City’s Zoning Code

**Certificate of Approval and CEQA**

“A project has a significant impact if it materially alters those physical characteristics that convey its historical significance.” (CEQA Guidelines § 15064.5(b))

Where alteration of character-defining features is identified, further CEQA review is required.

**Ordinance Limitation**

An ordinance cannot lawfully approve a development project agreement that is inconsistent with the governing zoning code, Precise Plan, or waterfront requirements.

Any such approval is void.

**5. FINAL GOVERNING PRINCIPLE**

Where alteration of protected spatial features, panoramic views, or view corridors is identified, further CEQA review is required, and approval cannot lawfully be granted without compliance with all governing requirements.

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Shelby

510-435-9263

*"The righteousness of the oppressed will not go unheard."*

**One attachment** • Scanned by Gmail

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Shelby

510-435-9263

*"The righteousness of the oppressed will not go unheard."*

**From:** Abby Thorne-Lyman <athornelyman@alamedaca.gov> on behalf of Abby Thorne-Lyman <athornelyman@alamedaca.gov>  
**To:** Jennifer Ott; Allen Tai; Steven Buckley; Alesia Strauch; Amy Wooldridge  
**Sent:** 3/19/2024 9:36:37 AM  
**Subject:** FW: Whiskey/Hangar One

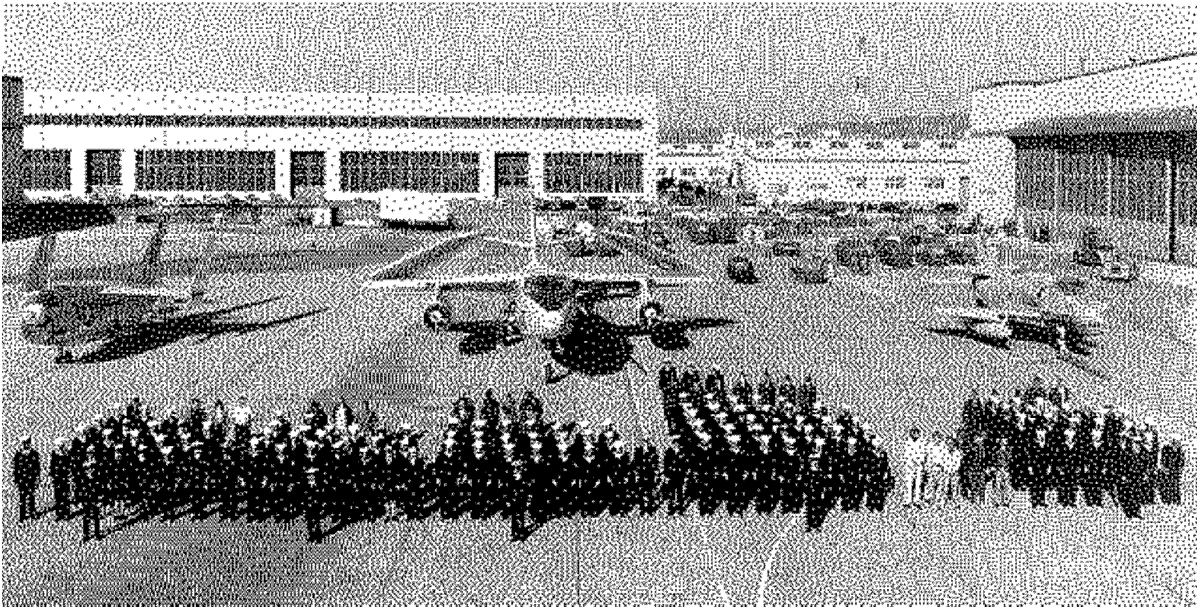
Modified below to address BO: The Biological Opinion will also be considered. In the case of Building 22 (the hangar itself) and areas to the north and south, staff have consulted with our Biologist. The Biological Opinion states that landscaping is restricted to less than 4 feet, shrubs shall be managed to not exceed 6 feet, and light posts 20 feet or greater shall contain anti perching devices.

Abby Thorne-Lyman (she/her)  
Director  
Base Reuse and Economic Development  
City of Alameda  
[athornelyman@alamedaca.gov](mailto:athornelyman@alamedaca.gov)  
c: 510-872-2686



Regarding the question about protected views at the Alameda Point, staff would like to provide the following clarification:

1. The character-defining features of the base include the spatial organization and arrangement of buildings, which create strong vistas and view corridors both internal to the site and offsite to the surrounding water and skyline. This is documented in the National Register of Historic Places nomination for the Naval Air Station Alameda Historic District National Register Nomination ([linked here](#)).
2. The view corridors extend between the seaplane hangars along W. Tower Avenue and the landplane hangars along Monarch Street. Some of these are terminal views of access roads, such as along Lexington and Saratoga Streets. Others are perpendicular to the frontage road, between buildings but not along a distant axis.
3. The preservation of these view corridors is achieved by preventing new buildings from being constructed within the view corridors themselves. In the Seaplane Lagoon area, this is accomplished through building setbacks established in the Waterfront Town Center Precise Plan. The intent is to preserve visual access to the sides of the hangars, as well, since the large doors are a character defining feature that should remain visible and functional. See page 134 of the Plan ([linked here](#)) for an illustration of how infill development could occur.
4. There are no building setbacks established in zoning for the landplane hangars along Monarch St except where adjacent to public park / open space or on corner lots – [AMC 30-4.24](#), Alameda Point zoning district. (The regulation of street side yards is more applicable to corner lots found in the interior of the district, not along the hanger row.)
5. Therefore, the general use of the spaces between the seaplane and landside hangars is governed by the Secretary of the Interior's Standards for the Treatment of Historic Properties, which state: "*A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*" Historically, the Navy utilized the spaces around the hangars for miscellaneous equipment, storage and other ancillary uses, as evidenced by historical photographs (see provided example below).



6. Projects that require a building permit are subject to design review; projects that physically affect the historic contributor buildings require HAB review; outdoor activity that is not strictly ancillary to a primary use requires a use permit.

The Biological Opinion will also be considered. In the case of Building 22 (the hangar itself) and areas to the north and south, staff have consulted with our Biologist. The Biological Opinion states that landscaping is restricted to less than 4 feet, shrubs shall be managed to not exceed 6 feet, and light posts 20 feet or greater shall contain anti perching devices.

In summary, while the view corridors themselves are protected from new construction of buildings, the spaces between the buildings can be utilized in ways that are compatible with the historic use of the area. The ancillary use of the spaces between hangars that we see today represent minimal alterations to the distinctive spatial relationships that contribute to the historic character of the district, and generally do not constitute a use that requires further review.

**Allen Tai**, AICP | Director  
City of Alameda  
Planning, Building & Transportation Dept.  
510.747.6888  
[alamedaca.gov/PBT](http://alamedaca.gov/PBT)

**From:** [Milad Nazeri](#)  
**To:** [CITYCOUNCIL-List](#)  
**Subject:** [EXTERNAL] Radium Presents Support  
**Date:** Tuesday, April 21, 2026 11:19:56 AM

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Dear Mayor and Councilmembers,

I'm writing as an Alameda resident and a parent to urge your support for the development agreement with Radium Presents at Tuesday's meeting.

My family moved here for the reasons so many others did: the sense that neighbors actually know each other, the civic pride, the way people show up for one another. My oldest is starting kindergarten at Edison this fall, and I spend a good amount of my own time organizing block parties and neighborhood events because I care about the kind of place my kids grow up in. I want that place to include a real home for the arts.

I spent nearly three decades in music and film before moving into tech, and I've seen up close what a dedicated performance space does for a community. It isn't just the programming on the calendar. It's the field trips where kids see a professional stage for the first time. It's the local nonprofits that finally get a venue worthy of their work. It's families walking down to the waterfront on a Friday night and feeling a little more proud of where they live.

Radium has already proven the appetite is here. Runway has drawn thousands of us to the waterfront since 2022 for performances we used to have to drive across the bridge to see. Making that permanent, with the access vouchers, student and senior discounts, City use days, and nonprofit support built into this agreement, is exactly the long-term investment Alameda Point needs. The 2040 General Plan called for a cultural anchor at the Point. This project is it.

Alameda rarely gets a chance this clear: a homegrown vision, a track record to back it up, and community benefits baked into the deal. I hope the Council will say yes on Tuesday. I'll be there.

Thank you for your service to our community.

Milad  
1815 Versailles Ave

**✓ IN FAVOR — APRIL 21 – AGENDA ITEM 7-B – 2026-5898**

*Dear Mayor Ezzy Ashcraft, Vice Mayor Pryor, and Councilmembers Boller, Daysog, and Jensen, Interim Alameda City Manager Politzer, Base Reuse Director Thorne-Lyman, and Community Development Manager Toma,*

Great cities often reflect thriving ecosystems—not through uniformity, but diversity. Alameda Point has made real progress on industry, food and beverage, housing, transit, and parks. But a neighborhood without cultural anchors is incomplete. It needs a cultural magnet. Something that draws people not just to gather, but to be moved, and to return. **Radium is our clearest and strongest path to spark that flywheel. We should approve this agreement to start that wheel turning.**

**They've built a strong case**

I appreciate that the Radium group took an iterative approach. They started with popup events, evolved a temporary space and even tented performances. They built an audience before a building. And they've made those events diverse and with wildly interesting programming that reflects range across music, dance, photography and theater. It's evidence of the spark that they'll bring to Alameda, more than artistic vision but also organizational character. The agreement structure mirrors that same iterative logic. Concrete fundraising thresholds gate each extension and escalation of commitment. It protects the city against both all-or-nothing risk and quiet land banking. Importantly this agreement opens the door for them to make progress on real fundraising—which admittedly in this environment seems tough—and we should be on their side as they make the case.

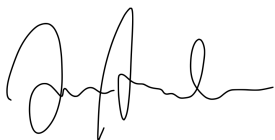
**The design is reflective of the past but looking to the future**

The Historic Advisory Board and Planning Board both reviewed this project carefully and approved it unanimously, and it's easy to see why. The building nicely echoes the architectural language of the structures around it. But the runway lighting landscape architecture is something more than contextually appropriate—it's inventive. What will clearly become a play space for kids and adults alike, it's reflective of this particular site's history. That kind of specificity is what situates this building in a way that signals its uniqueness to our location. This land was dredged from the bay. Its invention should not stop with what the Navy did decades ago. Cities should be thoughtfully dynamic, not set in concrete.

**The real costs deserve honest acknowledgment**

The financial structure largely insulates the city from major costs while bringing notable community benefits, and that's worth appreciating. Yet, a 66-year lease at ceremonial rent on a prime waterfront parcel is a significant opportunity cost and the \$4.5 million in infrastructure work is real money from our base funds. The north-south roadway is part of the Master Infrastructure Plan and this project breaks ground on it first and opens up further development on the runway stretch. Every serious developer and company watching Alameda Point to bring housing and jobs wants to see that we turn plans into buildings, and this helps add a notch to that case.

In the past, big planes took flight from this runway—the city should enable big ideas like Radium to take off for the future.



Thushan Amarasiriwardena,  
*Central Alameda Resident*

**From:** [Mitch B](#)  
**To:** [CITYCOUNCIL-List](#)  
**Subject:** [EXTERNAL] Written comment for item 7B of 4/21/26 City Council Meeting  
**Date:** Tuesday, April 21, 2026 9:08:32 AM

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Hello,

I will be making a public comment on item 7B for the 4/21/26 City Council Meeting and wanted to share a written copy with linked citations.

I suspect many others will have already talked about the many benefits of this project, but I'm going to be talking about something slightly different, how this project affects the surrounding area. This project is one piece of the bigger project to build Alameda Point into a walkable, bikeable, transitable neighbourhood filled with jobs, destinations, and homes like so much of the rest of Alameda.

During the last AC Transit realign update, there were many unfortunate service cuts, but Alameda Point actually got a service expansion because of how many new homes had been built (<https://www.actransit.org/realign/service-changes>). Likewise, this project will not just be a benefit to all of us in the form of a new theater but will also be another attractor for new transit service that we can all enjoy. If you talk to Seaplane Ferry commuters, 2 of the things that they are most interested in are weekend service and the return of the 78 or similar bus stop directly at the ferry terminal (<https://www.actransit.org/bus-lines-schedules/78>). We have plans to build the ferry terminal into a major transit center that may even include a future rail stop for the link21 project which plans to construct a new transbay tunnel for the purpose of expanding high speed rail and regional rail such as Caltrain to Alameda and elsewhere (<https://www.alamedaca.gov/files/assets/public/v/1/major-planning-projects/alameda-point-town-center-and-waterfront-precise-plan-july-2014.pdf>, [https://www.capitolcorridor.org/blogs/get\\_on\\_board/link21update2025/](https://www.capitolcorridor.org/blogs/get_on_board/link21update2025/)). All of this won't happen overnight, next year, or maybe not even in the next 10 years, but it is very likely to happen within the next 66 years which is the lease term of this project.

So while I support nearly every line of this lease for its obvious benefits, I do take issue with one clause. The city is committing to create 160 temporary parking spots on the west side of this project which take up nearly the same amount of land as the project itself. While this is not a great use of land, these spots are temporary and are acceptable given the current makeup and transportation accessibility of the point at the current day. The clause I take issue with is the city committing to 160 parking spots within a ¼ mile of the project for the entire length of the 66 year lease. It's easy to commit to providing this much parking today, but mass parking is the antithesis of the healthy density we need to build the Point into the walkable, bikeable, transitable neighbourhood we plan on. I suggest we modify this clause to commit to providing 160 parking spots OR a bus rapid transit stop OR a rail stop with a ¼ mile. With the 15 minute high frequency and dedicated lanes of bus rapid transit and the high speeds and major connectivity of regional rail, either of these other two options is going to be able to connect far more people to this theater than 160 parking spots ever could. We've seen great success in this city by eliminating parking minimums (<https://alameda.legistar.com/LegislationDetail.aspx?ID=5206101&GUID=429C9828-DBAE-483F-8696-D0D9B13E21A2&FullText=1>), but this clause as it's currently written will create a new de facto parking minimum not by zoning but by lease which is arguably harder to adjust.

I'm what you might consider to be a "young person", but even I might not be alive by end of this 66 year lease. But that's ok because we're not doing this for ourselves but for future generations so that they can live a better live than ours which is the core tenant of the American Dream. With this in mind, I urge you to ask Radium Presents whether they would be willing to give future generations the flexibility of alternative transportation accessibility options. While I can't speak for them, I strongly suspect that they aren't married to cars, but are instead only focused on making sure that people can access their wonderful project.

Thank you,  
-Mitch Ball

**From:** [Nick Fritz-Codling](#)  
**To:** [CITYCOUNCIL-List](#)  
**Cc:** [City Clerk](#)  
**Subject:** [EXTERNAL] Radium Support  
**Date:** Tuesday, April 21, 2026 7:08:24 AM

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Dear Mayor and Members of the City Council,

I am writing as an Alameda resident to express my support for the proposed development agreement with Radium Presents for a performing arts center at Alameda Point. This is a project I believe in deeply — not just for what it will build, but for what it will mean for our community.

Alameda has always had a rich community spirit, and a permanent performing arts center would give that spirit a home. Exposure to the arts is one of the greatest gifts we can offer our children — it sparks creativity, builds confidence, and opens their eyes to the world around them. In a community as wonderfully diverse as ours, the arts also have a unique power to foster belonging and cultural understanding across generations. The project includes meaningful community benefits designed to ensure broad, accessible access to the arts — enriching the lives of residents of all backgrounds and supporting the local nonprofits that are already doing so much for Alameda.

Radium Presents has already shown what's possible at Alameda Point through Radium Runway, drawing thousands of our neighbors to world-class performances on the waterfront since 2022. This agreement is the next step toward making that vision permanent. I hope the Council will support it.

Thank you for your service to our community.

Nick FritzCodling  
1503 Walnut St, Alameda, CA 94501

Nick Fritz-Codling  
[Nicholas.FritzCodling@gmail.com](mailto:Nicholas.FritzCodling@gmail.com)  
(707)591-1850

**From:** [Vickie Chan Teng](#)  
**To:** [CITYCOUNCIL-List](#); [City Clerk](#)  
**Subject:** [EXTERNAL] Support for Radium Presents  
**Date:** Monday, April 20, 2026 9:52:21 PM

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Dear Mayor and Members of the City Council,

Thank you in advance for your time. As an Alameda resident and active community member, I support the proposed development agreement with Radium Presents for a performing arts center at Alameda Point.

The area around Alameda Point has already become such a great gathering space for the community. We often find ourselves nearby for soccer practices, spending time with friends at the restaurants and breweries, and biking around Alameda Point. The proposal by Radium Presents will undoubtedly build on this momentum and help create an even more vibrant, robust gathering space for residents.

We have taken our kids to see Circus Bella at the Radium, and we also recently attended the Soiled Dove performance with Joan Baez, and it truly exceeded my expectations. As Alameda residents, we were thrilled to experience such a high-quality dinner theater performance right here in our neighborhood—without having to trek across the Bay. It was a reminder of what's possible when arts and community come together locally, and we were eager to recommend the show to friends.

Alameda has always had a rich community spirit, and a permanent performing arts center would give that spirit a home. Exposure to the arts is one of the greatest gifts we can offer our children—it sparks creativity, builds confidence, and opens their eyes to the world around them. In a community as wonderfully diverse as ours, the arts also have a unique power to foster belonging and cultural understanding across generations. The project includes meaningful community benefits designed to ensure broad, accessible access to the arts—enriching the lives of residents of all backgrounds and supporting the local nonprofits that are already doing so much for Alameda.

Radium Presents has already shown what's possible at Alameda Point through Radium Runway, and this agreement is the next step toward making that vision permanent. I hope the Council will support it.

Thank you for your consideration and for your service to our community.

Vickie Teng

3018 Bayo Vista Ave

**From:** [Alyssa Tomfohrde](#)  
**To:** [City Clerk](#); [CITYCOUNCIL-List](#)  
**Subject:** [EXTERNAL] Support for Radium Runway  
**Date:** Monday, April 20, 2026 8:42:17 PM

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Dear Mayor and Members of the City Council,

I am writing to express my support for the proposed performing arts center at Alameda Point. This is an opportunity to create a unique destination - the first waterfront performing arts center in the United States. It has the potential to positively transform the lives of our diverse Bay Area artist community. It would be a great source of pride for our city if, in ten years from now, we look back and remember this vote and how we made something great happen. The Radium team has proven that they have hearts in the right place and will continue to uplift the local nonprofits and groups doing good work in Alameda. Let's give this a chance at greatness!

Thank you so much for considering this note of support. I appreciate your time and service. Sincerely,

Alyssa

--

Alyssa Rose Tomfohrde  
(415) 603-8690

**From:** [Lorre Zuppan](#)  
**To:** [Marilyn Ezzy Ashcraft](#)  
**Cc:** [City Clerk](#)  
**Subject:** [EXTERNAL] Support for Radium Performing Arts Center  
**Date:** Monday, April 20, 2026 7:15:02 PM

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Dear Mayor Ezzy Ashcraft,

On Tuesday evening you will consider the proposed Radium Performing Arts Center at Alameda Point. This center can be a positive, community-building use of City land in an area where Alameda has long emphasized integrating public space, commercial activity, and meaningful destinations that attract both local and Bay Area residents.

The flexibility of indoor and outdoor performance venues would create unique opportunities and stronger connections among the commercial, residential, and existing park spaces at Alameda Point. It would also help activate the ground-floor commercial spaces incorporated into the nearby residential buildings. Radium Presents has already demonstrated an ability to draw audiences to Alameda Point and produce events that generate real community interest. The proposal also reflects resident and City input and includes milestones to help ensure continued progress.

For these reasons, I hope you will support this proposal and allow the project to move forward.

Thank you for your consideration.

Regards,

Lorre Zuppan

**From:** [Frank Teng](#)  
**To:** [CITYCOUNCIL-List](#); [City Clerk](#)  
**Subject:** [EXTERNAL] Supporting Radium arts center for 4/21 Council meeting - Agenda Item 7-B  
**Date:** Monday, April 20, 2026 2:10:18 PM

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Dear Mayor and Members of the City Council,

I am writing as an Alameda resident to express my support for the proposed development agreement with Radium Presents for a performing arts center at Alameda Point. This is a project I believe in deeply - not just for what it will build, but for what it will mean for our community. Over the past few years I've attended at least 4 events hosted by Radium Presents and we frequently bring our children to the Seaplane Lagoon to enjoy the open space there.

Alameda has always had a rich community spirit, and a permanent performing arts center would give that spirit a home. Exposure to the arts is one of the greatest gifts we can offer our children - it sparks creativity, builds confidence, and opens their eyes to the world around them. In a community as wonderfully diverse as ours, the arts also have a unique power to foster belonging and cultural understanding across generations. The project includes meaningful community benefits designed to ensure broad, accessible access to the arts — enriching the lives of residents of all backgrounds and supporting the local nonprofits that are already doing so much for Alameda.

Radium Presents has already shown what's possible at Alameda Point through Radium Runway, drawing thousands of our neighbors to world-class performances on the waterfront since 2022. This agreement is the next step toward making that vision permanent. I hope the Council will support it.

Thank you for your service to our community.

Frank Teng  
3018 Bayo Vista Ave, Alameda, CA

**From:** [Frank Teng](#)  
**To:** [CITYCOUNCIL-List](#); [City Clerk](#)  
**Subject:** [EXTERNAL] Supporting Radium arts center for 4/21 Council meeting - Agenda Item 7-B  
**Date:** Monday, April 20, 2026 2:10:18 PM

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Dear Mayor and Members of the City Council,

I am writing as an Alameda resident to express my support for the proposed development agreement with Radium Presents for a performing arts center at Alameda Point. This is a project I believe in deeply - not just for what it will build, but for what it will mean for our community. Over the past few years I've attended at least 4 events hosted by Radium Presents and we frequently bring our children to the Seaplane Lagoon to enjoy the open space there.

Alameda has always had a rich community spirit, and a permanent performing arts center would give that spirit a home. Exposure to the arts is one of the greatest gifts we can offer our children - it sparks creativity, builds confidence, and opens their eyes to the world around them. In a community as wonderfully diverse as ours, the arts also have a unique power to foster belonging and cultural understanding across generations. The project includes meaningful community benefits designed to ensure broad, accessible access to the arts — enriching the lives of residents of all backgrounds and supporting the local nonprofits that are already doing so much for Alameda.

Radium Presents has already shown what's possible at Alameda Point through Radium Runway, drawing thousands of our neighbors to world-class performances on the waterfront since 2022. This agreement is the next step toward making that vision permanent. I hope the Council will support it.

Thank you for your service to our community.

Frank Teng  
3018 Bayo Vista Ave, Alameda, CA



## Advisory Board

Denyse Trepanier  
*Board Chair*

Brian Fowler  
*Treasurer*

Tim Beloney  
*Secretary*

Maria Piper  
*Board Member*

Cyndy Johnsen  
*Board Member*

Mitch Ball  
*Board Member*

Lucy Gigli  
*Founder, non-voting*

Bike Walk Alameda is fiscally sponsored by Bike East Bay, a 501(c)(3) nonprofit organization.

[bikewalkalameda.org](http://bikewalkalameda.org)

April 20, 2026

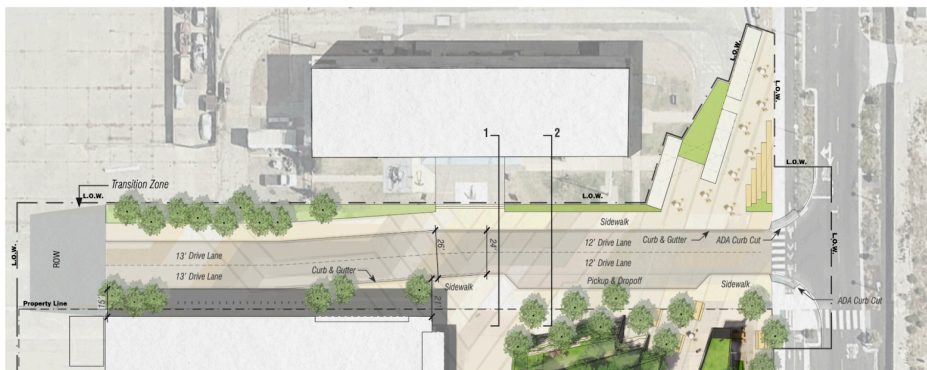
### [RE: Item 7-B: Radium Performing Arts Center](#)

Dear Mayor Ezzy Ashcraft, Members of the Council, and Staff,

We are very excited about and supportive of this initiative. Thank you for the thoughtful work that has gone into it. We offer the following comments for your consideration.

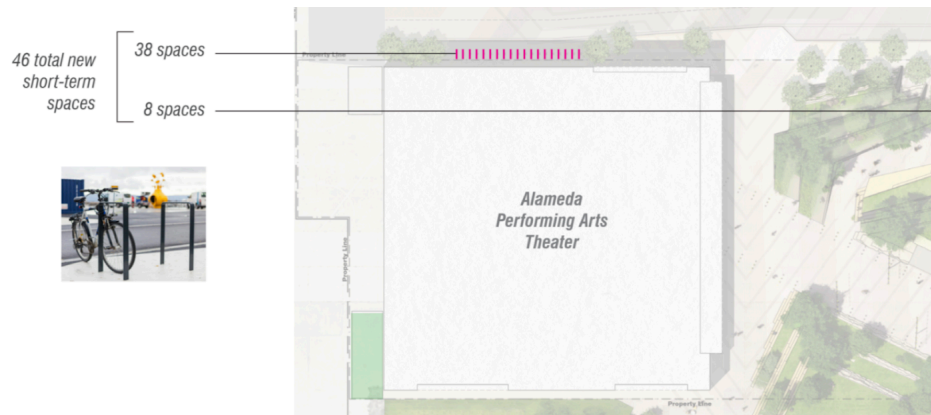
#### **Bike Parking**

Marilyn York Way, the new east-west street just north of the theater, is proposed to be pedestrianized with limited vehicle access. However, one of the diagrams depicts it as a more typical curbed street, with relatively wide striped lanes (with widths between 12' and 13'):



Assuming it will be used as one of two ways for patrons to enter or exit the parking lot, and because it includes a designated pickup and drop-off zone, this street is likely to experience significant vehicle activity during performance start and end times. Under these conditions, the space may function less like a pedestrian plaza and more like a busy street or parking area at peak times.

Given this anticipated level of activity, we are concerned that there may be insufficient space for people to comfortably get in and out of the 38 bike parking spaces proposed for the narrow zone between the building and the street:



We encourage you to look closely at this issue, and consider narrowing the roadway width in order to widen the curb area here significantly. This would help ensure adequate space for people parking bicycles, some of which will be longer family bikes, and then walking to the entrance of the theater without needing to step into the street and mix with vehicles during busy periods.

If widening the curb is not feasible, we suggest exploring alternative locations for this bike parking. A convenient, visible, and well-lit location closer to the main entrance would be preferable.

#### **Bike Share**

Additionally, with bike share expected to be introduced in Alameda in the near future, it may be worthwhile to plan for a potential station at this site.

#### **Management of Car Parking**

Finally, regarding the proposed 160 car parking stalls, we encourage the Council to consider strategies to manage demand and reduce induced traffic, such as implementing paid parking rather than offering free parking. We also urge maintaining flexibility for future parking needs. As transit service to this area improves over time, parking demand may decrease. Avoiding overcommitment to parking now will help ensure the site can adapt to future conditions, while supporting climate goals.

Thank you again for your leadership and consideration.

Sincerely,

Bike Walk Alameda Board

April 20, 2026

Dear Mayor and Members of the City Council,

I am writing as an Alameda resident and as the founder of Vinyl Wine Bar & Shop, a small business at Alameda Point, to express my strong support for the proposed development agreement with Radium Presents for a performing arts center at the Point.

Alameda has always had a rich community spirit, and a permanent performing arts center would give that spirit a home. Exposure to the arts is one of the greatest gifts we can offer our children. It sparks creativity, builds confidence, and opens their eyes to the world around them. In a community as wonderfully diverse as ours, the arts also have a unique power to foster belonging and cultural understanding across generations.

As a small business owner at the Point, I also see this project through another lens. The future of this neighborhood depends on whether the Point becomes a place people choose to spend their evenings and weekends, not simply pass through. A permanent performing arts center is exactly the kind of anchor that turns a waterfront into a true destination. When a family comes out for a concert and lingers afterward for dinner, a glass of wine, or a walk along the water, every independent business in the area benefits. The arts and the small business community are not separate conversations out here. They are the same ecosystem, and each one is stronger when the other thrives. For the independent businesses already investing in Alameda Point, that ecosystem is what allows us to grow and keep contributing to the city we love.

The agreement also includes meaningful community benefits designed to ensure broad, accessible access to the arts, enriching the lives of residents of all backgrounds and supporting the local nonprofits already doing so much for Alameda. This agreement is also the next step toward making that vision permanent, and it is a step both the community and the small business ecosystem at the Point need the Council to take.

I hope you will support it.

Warmly,

A handwritten signature in black ink that reads "Chamaine". The signature is written in a cursive, flowing style.

Chamaine Woffard  
Founder, Vinyl Wine Bar & Shop

**From:** [Mark Gorney](#)  
**To:** [CITYCOUNCIL-List](#)  
**Cc:** [City Clerk](#)  
**Subject:** [EXTERNAL] In support of Radium Presents  
**Date:** Monday, April 20, 2026 12:15:12 PM

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Dear Mayor and Members of the City Council:

I am writing as a Berkeley resident (and booking agent) to express my support for the proposed development agreement with Radium Presents for a performing arts center at Alameda Point.

I believe in this project because I love Alameda, I value community spaces and see it as a potential venue for booking my artists.

Alameda has always had a rich community spirit, and a permanent performing arts center would give that spirit a home. Exposure to the arts is one of the greatest gifts we can offer our children — it sparks creativity, builds confidence, and opens their eyes to the world around them. In a community as wonderfully diverse as ours, the arts also have a unique power to foster belonging and cultural understanding across generations. The project includes meaningful community benefits designed to ensure broad, accessible access to the arts — enriching the lives of residents of all backgrounds and supporting the local nonprofits that are already doing so much for Alameda.

Radium Presents has already shown what's possible at Alameda Point through Radium Runway, drawing thousands of our neighbors to world-class performances on the waterfront since 2022. This agreement is the next step toward making that vision permanent. I hope the Council will support it.

Thank you for your service to our community.

Sincerely,

--

Mark Gorney  
Mockle Music  
(510) 665-4211  
[mark@mocklemusic.com](mailto:mark@mocklemusic.com)  
[www.mocklemusic.com](http://www.mocklemusic.com)

---

**From:** Shelby S <sheehan.shelby@gmail.com>  
**Sent:** Monday, April 20, 2026 11:50 AM  
**To:** City Clerk  
**Subject:** [EXTERNAL] Item 7B public comment for 4/21 CC meeting Radium Project Violations  
**Attachments:** Lyman Tai email about views.pdf

## PROJECT-SPECIFIC SUMMARY OF VIOLATIONS (RADIUM PROJECT)

The proposed Radium project conflicts with the governing land use framework applicable to the Historic Hangars and Taxiway area in the following fundamental ways:

- Introduces new building mass within protected view corridors, contrary to zoning, Precise Plan, and Historic District requirements
- Alters character-defining spatial relationships, including open taxiway conditions and panoramic waterfront views
- Obstructs visual access to the Seaplane Lagoon and Bay, impairing public trust interests
- Conflicts with the Program EIR baseline, which identifies unobstructed taxiways and open vistas as defining features
- Relies on streamlined or exempt CEQA review despite acknowledged alteration of historic resource characteristics
- Seeks approval through mechanisms that are inconsistent with the Waterfront Plan and governing zoning framework

These violations are not discretionary or subjective. They directly conflict with binding land use regulations that control whether a project may be lawfully approved at this location.

See Sections 1–4 below for the governing legal framework establishing these requirements.

Additionally, according to Erich Miller, of BCDC: The project may fall within the area subject to BCDC Permit No. 2017.001.00, and they will be reaching out to the permittees to remind them of their obligations for public access and view corridors under the permit.

---

Shelby S <[sheehan.shelby@gmail.com](mailto:sheehan.shelby@gmail.com)>

to City



### NON-AGENDA PUBLIC COMMENT

This comment is meant to assist city council in performing their duty to approve project in compliance with the law, focusing on the Seaplane Lagoon and Hangars Row area.

#### 1. CITY COUNCIL'S APPROVAL AUTHORITY IS LIMITED BY LAW

City Council may lawfully approve a project only if it complies with the City’s binding zoning code, adopted land use plans, CEQA (Pub. Res. Code § 21000 et seq.), and applicable state and federal law. Where a project conflicts with those governing laws, the City lacks authority to approve it, and any such approval is subject to judicial invalidation as an abuse of discretion and a de novo violation of the law.

Where a project is approved without a valid CEQA determination or in violation of CEQA’s procedural requirements, the approval is legally defective and cannot confer vested rights.

Where compliance is represented despite known conflicts with governing law, such representations may implicate fraud or other violations under applicable law.

## **2. THE ZONING CODE CARRIES THE FULL FORCE OF LAW**

Alameda Municipal Code § 30-4.24 applies to all properties within the Alameda Point Zoning District (§ 30-4.24(b)).

The zoning code establishes the land use regulations that determine what uses are permitted at specific locations and whether a project may be lawfully approved.

Within the Historic Hangars and Taxiway area, project approval is contingent on compliance with:

- the Waterfront and Town Center Precise Plan (§ 30-4.24(b)(2))
- the Historic Preservation Ordinance and NAS Alameda Historic District Guidelines (§ 30-4.24(b)(5); AMC ch. 13-21)
- Public Trust and waterfront requirements (§ 30-4.24)
- the Alameda Point Program EIR and its Mitigation Monitoring and Reporting Program (§ 30-4.24(e))

The zoning code and the General Plan operate together as a unified framework, with the zoning code implementing the General Plan’s land use policies as they apply to specific locations.

Only projects consistent with these governing requirements may be lawfully approved at this location.

As shown below the City’s own Planning Director, Allen Tai, and the governing plans confirm the City must comply with these requirements.

## **3. ALLEN TAI, AICP, AND CITY PLANNING DEPT DIRECTOR CONFIRMS ACCESS OF THE WATERFRONT AND VIEWS ARE PROTECTED**

(See Email from Allen Tai, AICP, Planning Director May 2023, attached)

In May 2023, the City’s Planning Director, Allen Tai, AICP, responded to internal inquiries regarding how the City applies the Historic District and waterfront standards—particularly view corridors and spatial relationships in the Hangars and Taxiway area.

His statements reflect the City’s own interpretation of the governing zoning code, Precise Plan, and Historic Preservation framework from the City’s highest Planning Department authority. In the email he clearly states that new buildings blocking views and access to the waterfront are not allowed.

- “The character-defining features of the base include .... strong vistas and view corridors both internal to the site and offsite to the surrounding water and skyline.”
- “The preservation of these view corridors is achieved by preventing new buildings from being constructed within the view corridors themselves.”
- “... the view corridors themselves are protected from new construction of buildings...”

- “the spaces between the buildings can be utilized in ways that are compatible with the historic use of the area...”; and such uses must result in “minimal alterations to the distinctive spatial relationships...”

These statements confirm:

- preservation is achieved by protecting view corridors and spatial relationships
- new buildings are not permitted within protected view corridors
- spaces between buildings are limited to compatible uses involving only minimal alteration

#### **4. GOVERNING PLANS, ORDINANCES, AND ENVIRONMENTAL STANDARDS**

This section pulls a multitude of exact excerpts with page numbers from the governing land use framework and provides that can be used checklist for reference while reviewing any projects in the Seaplane Lagoon Area.

Where a project violates these standards, the City cannot approve the project without undergoing further CEQA review and analysis of a “No Project Alternative”

#### **Waterfront and Town Center Precise Plan**

- “Alameda Point and the Seaplane Lagoon provide opportunities for multiple dramatic waterfront parks with remarkable views that are truly unique to this location.” (p. 85)
- “...the Taxiway Sub-area provides infill development compatible with the NAS Alameda Historic District and features a distinctive waterfront park as a regional attraction.” (p. 10)
- “Redevelopment within this zone is controlled to preserve character-defining view corridors and to relate to the massing and spacing of the historic Hangar structures.” (p. 29)
- “the provision of a public plaza a minimum of 1 acre in size that extends from Pan Am Way to the waterfront, with a minimum width of 150” (p. 102)
- Seaplane Plaza is described as an “open space hub that affords a dramatic view and invitation to the Seaplane Lagoon...” (p. 91)

#### **Alameda Point Program EIR**

- “...flat uninterrupted concrete taxiways with no roads, buildings, or landscaping...” (p. 4.D-35)
- “...open vistas that are character-defining features...” (p. 4.D-35)
- “...obstruction by new construction would have a significant adverse effect...” (p. 4.D-35)

#### **Historic Preservation Ordinance and District Framework**

- “paved open spaces without obstructions; orthogonal layout...panoramic views...spatial relationships...protected view corridors”
- Hangars edges dominate the spatial relationships in this area
- Certificate of Approval required (AMC § 13-21.5).

***Where the Certificate admits the Project “alters” character-defining features, further environmental review for impacts to historic resources is automatically triggered.***

#### **Public Trust and Waterfront Obligations**

- California Constitution Article X, Section 4
- Public Trust Exchange Act
- Individual or commercial privatization of shoreline access is prohibited
- The waterfront is held in trust for the public and must remain accessible and usable for public purposes.

- Requires protection of both physical and visual access to the water, including open views and public vantage points along the waterfront.

### **BCDC and Bay Plan / McAteer-Petris Act**

- McAteer-Petris Act (Gov. Code § 66600 et seq.)
- BCDC jurisdiction extends to shoreline areas and adjacent uplands where necessary to protect public access and Bay resources
- Mandated protection of existing and historic access to waterfront from new buildings
- The City must comply with BCDC permit requirements for this area.
- Has authority to review project compliance with City's Zoning Code

### **Certificate of Approval and CEQA**

"A project has a significant impact if it materially alters those physical characteristics that convey its historical significance." (CEQA Guidelines § 15064.5(b))

Where alteration of character-defining features is identified, further CEQA review is required.

### **Ordinance Limitation**

An ordinance cannot lawfully approve a development project agreement that is inconsistent with the governing zoning code, Precise Plan, or waterfront requirements.

Any such approval is void.

### **5. FINAL GOVERNING PRINCIPLE**

Where alteration of protected spatial features, panoramic views, or view corridors is identified, further CEQA review is required, and approval cannot lawfully be granted without compliance with all governing requirements.

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Shelby  
510-435-9263

*"The righteousness of the oppressed will not go unheard."*

**One attachment** • Scanned by Gmail

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Shelby  
510-435-9263

*"The righteousness of the oppressed will not go unheard."*

**From:** Abby Thorne-Lyman <athornelyman@alamedaca.gov> on behalf of Abby Thorne-Lyman <athornelyman@alamedaca.gov>  
**To:** Jennifer Ott; Allen Tai; Steven Buckley; Alesia Strauch; Amy Wooldridge  
**Sent:** 3/19/2024 9:36:37 AM  
**Subject:** FW: Whiskey/Hangar One

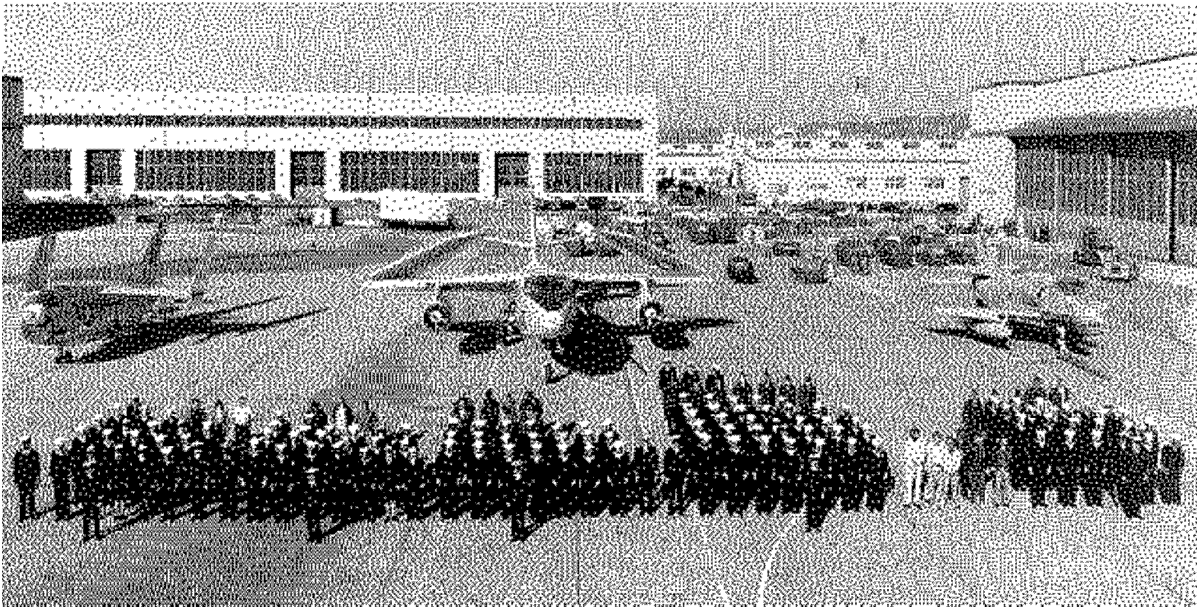
Modified below to address BO: The Biological Opinion will also be considered. In the case of Building 22 (the hangar itself) and areas to the north and south, staff have consulted with our Biologist. The Biological Opinion states that landscaping is restricted to less than 4 feet, shrubs shall be managed to not exceed 6 feet, and light posts 20 feet or greater shall contain anti perching devices.

Abby Thorne-Lyman (she/her)  
Director  
Base Reuse and Economic Development  
City of Alameda  
[athornelyman@alamedaca.gov](mailto:athornelyman@alamedaca.gov)  
c: 510-872-2686



Regarding the question about protected views at the Alameda Point, staff would like to provide the following clarification:

1. The character-defining features of the base include the spatial organization and arrangement of buildings, which create strong vistas and view corridors both internal to the site and offsite to the surrounding water and skyline. This is documented in the National Register of Historic Places nomination for the Naval Air Station Alameda Historic District National Register Nomination ([linked here](#)).
2. The view corridors extend between the seaplane hangars along W. Tower Avenue and the landplane hangars along Monarch Street. Some of these are terminal views of access roads, such as along Lexington and Saratoga Streets. Others are perpendicular to the frontage road, between buildings but not along a distant axis.
3. The preservation of these view corridors is achieved by preventing new buildings from being constructed within the view corridors themselves. In the Seaplane Lagoon area, this is accomplished through building setbacks established in the Waterfront Town Center Precise Plan. The intent is to preserve visual access to the sides of the hangars, as well, since the large doors are a character defining feature that should remain visible and functional. See page 134 of the Plan ([linked here](#)) for an illustration of how infill development could occur.
4. There are no building setbacks established in zoning for the landplane hangars along Monarch St except where adjacent to public park / open space or on corner lots – [AMC 30-4.24](#), Alameda Point zoning district. (The regulation of street side yards is more applicable to corner lots found in the interior of the district, not along the hanger row.)
5. Therefore, the general use of the spaces between the seaplane and landside hangars is governed by the Secretary of the Interior's Standards for the Treatment of Historic Properties, which state: "*A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*" Historically, the Navy utilized the spaces around the hangars for miscellaneous equipment, storage and other ancillary uses, as evidenced by historical photographs (see provided example below).



6. Projects that require a building permit are subject to design review; projects that physically affect the historic contributor buildings require HAB review; outdoor activity that is not strictly ancillary to a primary use requires a use permit.

The Biological Opinion will also be considered. In the case of Building 22 (the hangar itself) and areas to the north and south, staff have consulted with our Biologist. The Biological Opinion states that landscaping is restricted to less than 4 feet, shrubs shall be managed to not exceed 6 feet, and light posts 20 feet or greater shall contain anti perching devices.

In summary, while the view corridors themselves are protected from new construction of buildings, the spaces between the buildings can be utilized in ways that are compatible with the historic use of the area. The ancillary use of the spaces between hangars that we see today represent minimal alterations to the distinctive spatial relationships that contribute to the historic character of the district, and generally do not constitute a use that requires further review.

**Allen Tai**, AICP | Director  
City of Alameda  
Planning, Building & Transportation Dept.  
510.747.6888  
[alamedaca.gov/PBT](http://alamedaca.gov/PBT)



Alameda Chamber & Economic Alliance  
2215-A S Shore Center  
Alameda, CA 94501  
T: (510) 522-0414  
madlen@alamedachamber.com

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**April 20, 2026**

*Alameda City Council  
City of Alameda  
2263 Santa Clara Avenue  
Alameda, CA 94501*

Re: Letter of Support — Radium Presents Performing Arts Center Development Agreement

Dear Mayor and Members of the City Council,

On behalf of the Alameda Chamber of Commerce, I am pleased to write in support of the proposed development agreement between the City of Alameda and Radium Presents for a performing arts center at Alameda Point. The former Naval Air Station represents one of the most significant economic development opportunities our city has seen in a generation, and a performing arts center is precisely the kind of cultural anchor that can accelerate that vision — establishing Alameda Point as a distinctive waterfront destination that draws visitors and supports the surrounding businesses.

We are already seeing this effect in action. Radium Runway, Radium Presents' outdoor programming series operating on the site since 2022, has brought thousands of visitors to Alameda Point — visitors who are staying at Alameda hotels, dining at local restaurants, and discovering surrounding businesses. A permanent, fully realized performing arts center on the same waterfront site would bring this kind of economic activity to Alameda Point consistently and at a far greater scale. Venues like this are proven drivers of local spending, foot traffic, and business vitality, and Alameda Point is exceptionally well positioned to benefit.

Performing arts centers are also well-documented confidence signals for broader economic investment — when one is established, other businesses and investors follow. The Alameda Chamber of Commerce strongly encourages the City Council to approve this agreement as an important step toward the long-term revitalization of Alameda Point.

Respectfully,

*Madlen Saddik*

Madlen Saddik  
CEO/President  
Alameda Chamber & Economic Alliance

**From:** [Madlen](#)  
**To:** [CITYCOUNCIL-List](#)  
**Subject:** [EXTERNAL] Letter of Support — Radium Presents Performing Arts Center  
**Date:** Monday, April 20, 2026 11:33:12 AM  
**Attachments:** [Letter of Support — Radium Presents Performing Arts Center Development Agreement .pdf](#)

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All,

I have attached our support letter

--

Connecting Business and Community,



**Madlen Saddik**

President & CEO

**o:** 510.522.0414 | **m:** 650.954.0848

**w:** [alamedachamber.com](http://alamedachamber.com)

**e:** [madlen@alamedachamber.com](mailto:madlen@alamedachamber.com)

[Click here to find me on LinkedIn](#)

[\*\*Click Here to Schedule a Meeting With Me\*\*](#)

*"The best way to find yourself is to lose yourself in the service of others."*

**From:** [Tod Hickman](#)  
**To:** [City Clerk](#)  
**Cc:** [Shelby S](#); [Estela Villagrana](#)  
**Subject:** [EXTERNAL] Fw: Item 7B Radium Project public comment 04/21/26 City Council meeting ---Before and After  
**Date:** Friday, April 17, 2026 5:52:25 PM  
**Attachments:** [image.png](#)  
[Lyman Tai email about views.pdf](#)

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City Clerk,

Please add this email, with Ms. Sheehan's attached and forwarded comments (including the attached pdf email conversation between staff) , to the public comments for Item 7B Radium Project.

It appears that once again Ms. Sheehan is correct in her assessment of the illegal activities the City continues to approve and engage in on the Point.

Respectfully,

Tod Hickman  
Alameda NAS Historic Preservationist Coalition

----- Forwarded message -----

**From:** **Shelby S** <[sheehan.shelby@gmail.com](mailto:sheehan.shelby@gmail.com)>  
**Date:** Fri, Apr 17, 2026 at 3:01 PM  
**Subject:** Item 7B Radium Project public comment 04/21/26 City Council meeting ---Before and After  
**To:** City Clerk <[clerk@alamedaca.gov](mailto:clerk@alamedaca.gov)>

Hello Clerk- Please add this to the comments for the Radium Project

Here is the Radium Project Before and After view of the SF Skyline, in case you're wondering. This is what they DON'T show you in their materials--and this is just the building! By the time they're done with the "entry plaza" and the road to the right of the building that goes to the rear parking/ turnaround and the outdoor trash area there will be nothing else to see from Pan Am Way or from West Tower--all our views will be completely gone.

The project takes up TWO full acres dont forget, right at the the edge of the taxiway, so if you want to get to the public space and enjoy the waterfront, you have to go around ALLLLL on that liittle strip of walkway at the edge of the lagoon --and still behind you the backdrop is a 50 foot wall so you still gotta go around it no matter where you go. This Project violates the zoning code, the Waterfront Plan, and will destroy the historic character of the Hangars District --so how can it be approved? City Council breaks the City's own laws all the time--you've seen the materials--this time's not going to be any different. Look at

the Planning Director's email to the Base Reuse Director attached here--referring to the Waterfront plan--which is part of the zoning code, he says explicitly that the view corridors are protected and are not to be blocked "from new construction of buildings". They know what the law is, they're just not going to follow it.



It was bad enough when it was just these stupid containers in the way for the last year. Even

--

Shelby

510-435-9263

*"The righteousness of the oppressed will not go unheard"*

**From:** Abby Thorne-Lyman <athornelyman@alamedaca.gov> on behalf of Abby Thorne-Lyman <athornelyman@alamedaca.gov>  
**To:** Jennifer Ott; Allen Tai; Steven Buckley; Alesia Strauch; Amy Wooldridge  
**Sent:** 3/19/2024 9:36:37 AM  
**Subject:** FW: Whiskey/Hangar One

Modified below to address BO: The Biological Opinion will also be considered. In the case of Building 22 (the hangar itself) and areas to the north and south, staff have consulted with our Biologist. The Biological Opinion states that landscaping is restricted to less than 4 feet, shrubs shall be managed to not exceed 6 feet, and light posts 20 feet or greater shall contain anti perching devices.

Abby Thorne-Lyman (she/her)  
Director  
Base Reuse and Economic Development  
City of Alameda  
[athornelyman@alamedaca.gov](mailto:athornelyman@alamedaca.gov)  
c: 510-872-2686



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1. The character-defining features of the base include the spatial organization and arrangement of buildings, which create strong vistas and view corridors both internal to the site and offsite to the surrounding water and skyline. This is documented in the National Register of Historic Places nomination for the Naval Air Station Alameda Historic District National Register Nomination ([linked here](#)).
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The Biological Opinion will also be considered. In the case of Building 22 (the hangar itself) and areas to the north and south, staff have consulted with our Biologist. The Biological Opinion states that landscaping is restricted to less than 4 feet, shrubs shall be managed to not exceed 6 feet, and light posts 20 feet or greater shall contain anti perching devices.

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**Allen Tai**, AICP | Director  
City of Alameda  
Planning, Building & Transportation Dept.  
510.747.6888  
[alamedaca.gov/PBT](http://alamedaca.gov/PBT)

**From:** [Brian Tobin](#)  
**To:** [City Clerk](#); [CITYCOUNCIL-List](#)  
**Subject:** [EXTERNAL] My support for the performing arts center land agreement  
**Date:** Wednesday, April 15, 2026 10:11:03 PM

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Hi City Council. I wanted to quickly voice my support for Agenda 7-B at the upcoming meeting. As a resident and parent of young kids I've come to enjoy and appreciate what RADIUM brings to the community already. I hope Council takes this next step to make Radium Runway a reality.

Thank you!

Brian Tobin

-----  
Brian Tobin  
415.518.4918

Dear Mayor and Members of the City Council,

I am writing as an Alameda resident to express my support for the proposed development agreement with Radium Presents for a performing arts center at Alameda Point. This is a project I believe in deeply — not just for what it will build, but for what it will mean for our community.

Alameda has always had a rich community spirit, and a permanent performing arts center would give that spirit a home. Exposure to the arts is one of the greatest gifts we can offer our children — it sparks creativity, builds confidence, and opens their eyes to the world around them. In a community as wonderfully diverse as ours, the arts also have a unique power to foster belonging and cultural understanding across generations. The project includes meaningful community benefits designed to ensure broad, accessible access to the arts — enriching the lives of residents of all backgrounds and supporting the local nonprofits that are already doing so much for Alameda.

Radium Presents has already shown what's possible at Alameda Point through Radium Runway, drawing thousands of our neighbors to world-class performances on the waterfront since 2022. This agreement is the next step toward making that vision permanent. I hope the Council will support it.

Thank you for your service to our community.

Andrea Urton  
Alameda Point Collaborative  
2550 Monarch St, Alameda Ca 94501

April 15th 2026

Subject: Support for Radium Presents Performing Arts Center - Agenda Item 7-B

Dear Mayor and Members of the City Council,

I'm writing as an Alameda resident to express my support for the proposed development agreement with Radium Presents for a performing arts center at Alameda Point.

My family has been out to Radium Runway multiple times, and it's become one of the things we look forward to most. We bring our kids, we walk the waterfront, we grab food nearby. It turns into a whole afternoon. That kind of pull doesn't happen by accident. Radium has built something real at Alameda Point, and this agreement is the logical next step: giving a permanent home to something that's already working.

As a parent of young kids, the community access piece matters to me. Discounted tickets for students, field trip programming, workshops and master classes. Those are the kinds of experiences that stick with kids. Having a professional-caliber arts venue in our own backyard, designed with that kind of access built in, is a meaningful thing for Alameda families.

The performing arts center also advances what Alameda already laid out in the 2040 General Plan. This isn't a new or untested idea. It's a concrete step toward a vision our community defined for itself. I'd encourage the Council to approve this agreement and keep the momentum going.

Thank you for your service to our community.

A handwritten signature in black ink, appearing to read "Scott Palmer". The signature is fluid and cursive, with a large initial "S" and "P".

Scott Palmer  
2917 Northwood Drive  
Alameda, CA

**From:** [Kristi Palmer](#)  
**To:** [CITYCOUNCIL-List](#); [City Clerk](#)  
**Subject:** [EXTERNAL] Support for Radium Presents  
**Date:** Wednesday, April 15, 2026 8:52:00 AM

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Dear Alameda Mayor and City Council Members,

I'm writing today to show my very strong support of the Radium Presents performing arts project.

As a resident of Alameda, I have already enjoyed many of the events at Radium Runway. It has become a favorite spot for events with our three small kids. It's a real treat to have a gypsy jazz band performance and a breakdancing competition right in our own backyard!

We feel this is an excellent way to utilize this space on the point, further transforming this side of the island into an enriching part of the Alameda community and beyond!

I sincerely hope the council will support this project. Thank you all for your service.

Kristi Palmer  
2917 Northwood drive  
Alameda, CA 94501  
510-432-5833

Sent from my iPhone

**From:** [Arthur Culang](#)  
**To:** [CITYCOUNCIL-List](#)  
**Cc:** [City Clerk](#)  
**Subject:** [EXTERNAL] Performing arts center  
**Date:** Wednesday, April 15, 2026 12:00:50 AM

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Dear Mayor and Members of the City Council,

I am writing as an Alameda resident to express my support for the proposed development agreement with Radium Presents for a performing arts center at Alameda Point. This is a project I believe in deeply — not just for what it will build, but for what it will mean for our community.

Alameda has always had a rich community spirit, and a permanent performing arts center would give that spirit a home. Exposure to the arts is one of the greatest gifts we can offer our children — it sparks creativity, builds confidence, and opens their eyes to the world around them. In a community as wonderfully diverse as ours, the arts also have a unique power to foster belonging and cultural understanding across generations. The project includes meaningful community benefits designed to ensure broad, accessible access to the arts — enriching the lives of residents of all backgrounds and supporting the local nonprofits that are already doing so much for Alameda.

Radium Presents has already shown what's possible at Alameda Point through Radium Runway, drawing thousands of our neighbors to world-class performances on the waterfront since 2022. This agreement is the next step toward making that vision permanent. I hope the Council will support it.

Thank you for your service to our community.

Arthur Culang  
497 Mitchell Ave, Alameda, CA 94501

**From:** [Lorrie Murray](#)  
**To:** [CITYCOUNCIL-List](#); [City Clerk](#)  
**Subject:** [EXTERNAL] Bay Area Music Project Supports for Radium Performing Arts Center (Item 7-B)  
**Date:** Tuesday, April 14, 2026 10:02:13 PM

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Dear Mayor and Members of the City Council,

I write on behalf of [Bay Area Music Project \(BAMP\)](#) in strong support of the proposed development agreement with Radium Presents for a performing arts center at Alameda Point.

For over a decade, BAMP has been rooted in Alameda, providing equitable music education and youth development programs for young people ages 5–18. This year marked a pivotal chapter for us as we opened our first independent music education and performance center at Storehouse Lofts in August — right in the heart of Alameda Point. Our move here was intentional. We believe in this place and in the creative community taking shape around it.

A performing arts center at Alameda Point would deepen everything we are trying to build. For the young people we serve, access to professional performance environments is transformative; it expands what they believe is possible for themselves. For our organization, having a world-class cultural anchor nearby strengthens our programming, elevates our profile, and creates new opportunities for partnership and collaboration. Alameda Point is becoming a destination, and projects like this one are why. I urge the Council to support it.

Sincerely,

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**Lorrie Murray**  
Founder, Executive Director  
Bay Area Music Project  
510.917.6050  
[bayareamusicproject.org](http://bayareamusicproject.org)

**From:** [Steven Lydon](#)  
**To:** [CITYCOUNCIL-List](#); [City Clerk](#)  
**Subject:** [EXTERNAL] In support of the Performing Arts Center  
**Date:** Tuesday, April 14, 2026 9:24:22 PM

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Dear Mayor and City Council Members,

I'm writing as an Alameda resident to express my support for the proposed development agreement with Radium Presents for a performing arts center at Alameda Point. This is a project I believe in - not just for what it will build but what it will mean for the community.

Alameda has always had a rich community spirit and a permanent performing arts center would give that spirit a home. Exposure to the arts is one of the greatest gifts we can give our children - it sparks creativity, builds confidence and opens their eyes to the world around them. In a community as diverse as ours, the arts also have the unique power to foster belonging and cultural understanding across generations. The project includes meaningful community benefits designed to ensure broad, accessible access to the arts - enriching the lives of residents of all backgrounds and supporting the local nonprofits that are already doing so much for Alameda.

Radium presents has already shown what's possible at Alameda Point through Radium Runway, drawing thousands of our neighbours to world class performances on the waterfront since 2022. This agreement is the next step towards making that vision permanent. I hope the council supports it.

Thank you for your service to our community

Steven Lydon  
1237 Regent St, Alameda, 94501

**From:** [Mike Gougherty](#)  
**To:** [CITYCOUNCIL-List](#)  
**Cc:** [City Clerk](#)  
**Subject:** [EXTERNAL] Support for Radium Project  
**Date:** Tuesday, April 14, 2026 9:04:07 PM

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Dear Mayor and Members of the City Council,

I am writing as an Alameda resident to express my strong support for the proposed development agreement with Radium Presents for a performing arts center at Alameda Point.

The project would provide a premier cultural resource that will bring the arts closer to our residents, create jobs, spur further development in the emerging neighborhood of Alameda Point, and potentially create a new civic landmark. Excitingly, the proposed arts center could be accessed by ferries operated from Seaplane Lagoon, offering out-of-town visitors a truly unique experience.

Radium's track record in terms of the quality of its programming since 2022 and its bold vision for the future demonstrate the caliber of partner our community would be getting if this proposed development is approved.

I hope the City Council will support this project.

Sincerely,

Mike Gougherty  
1328 Pearl Street  
Alameda, CA

**From:** [Julie Rajagopal](#)  
**To:** [CITYCOUNCIL-List](#)  
**Cc:** [City Clerk](#)  
**Subject:** [EXTERNAL] Support for Radium  
**Date:** Tuesday, April 14, 2026 8:33:54 PM

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Dear City Council Members,

I am writing as an Alameda resident to express my support for the proposed development agreement with Radium Presents for a performing arts center at Alameda Point. This is a project I believe in deeply — not just for what it will build, but for what it will mean for our community.

Alameda has always had a rich community spirit, and a permanent performing arts center would give that spirit a home. Exposure to the arts is one of the greatest gifts we can offer our children — it sparks creativity, builds confidence, and opens their eyes to the world around them. In a community as wonderfully diverse as ours, the arts also have a unique power to foster belonging and cultural understanding across generations.

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Radium Presents has already shown what's possible at Alameda Point through Radium Runway, drawing thousands of our neighbors to world-class performances on the waterfront since 2022. This agreement is the next step toward making that vision permanent. I hope the Council will support it.

Thank you for your service to our community.

Sincerely,  
Julie Rajagopal  
1328 Pearl St, Alameda, CA 94501